

Action items in red
Need to Edit items in purple

BEL-AIRE ESTATES HOMEOWNER ASSOCIATION BOARD MEETING MINUTES JULY 15, 2021

PURPOSE OF MEETING: Quarterly Board Meeting

TIME and LOCATION: 7:10 pm, 4206 S. Dawson St.

BOARD MEMBERS: Richard Warshaw, Barb Schwulst (Zoom), Kimberly Lourier (Zoom)
Richard Lewis, Caroline Kim, Teresa Marshall (alternate)

OTHER MEMBERS IN ATTENDANCE: Mary Beth Cross-(shadowing)
Sara Kreski - for proposal only

- I. Homeowner on S. Dawson proposed alternate structure -Homeowner response to additional Board questions and concerns sent via email
 - A. Board discussion
 1. Neighbors and residents have indicated non-approval of structure
 - a) Resident did not get neighbor approval before getting city approval
 2. Structure too large and has “commercial” feel, eyesore
 3. Nothing else like it in the neighborhood. If allowed, have to consider setting a precedent for future additional detached structures
 4. Not confident that space will be used for parking vehicles; strong possibility that it will be used more for storage
 5. past 5 years overall care of home and abiding by other covenants is strong indication that homeowner is unlikely to follow through on parking restrictions
 - a) Resident has never been fined for maintenance of lot - only warned
 - B. Board denies structure
 1. **RL to draft letter of refusal**
 2. **Board to include lawn/lot maintenance warning in letter**
- II. Homeowner on Elkhart St. Proposal for Backyard Turf
 - A. Location of home, condition and visibility
 1. House backs to different neighborhood and not very visible to neighbors
 2. Very large backyard that is expensive to maintain
 - B. Durability of Turf
 1. 10-year warranty
 - C. Resale Value
 1. Possibly increase due to lower water bill
 - D. Board Discussion
 1. Not much of an issue if installed in backyard - **Board approves**
- III. Homeowner on S. Eagle Ct - Shed Exterior Stucco vs. Brick
 - A. Board Discussion on proposal
 1. Same color brick not easy to find, resident proposes stucco only instead
 2. Shed nestled in corner and covered by trees
 - B. **Board approves resident to do stucco only**
- IV. Lawn Care
 - A. Board members need to be example to residents and upkeep their lawn
 1. 4081 Eagle notified to take care of rock area on Carson
 2. Other Board members had similar lawn care issue and has responded

- V. April 2021 Meeting Minutes Review and Approval
- VI. Homeowner on Dearborn Ct. Unapproved Project
 - A. Warning letter sent; no response to date
 - B. Board to wait another week before determining fine
- VII. Homeowner on Carson Lawn Maintenance
 - A. Warning letters sent, violation letters sent
 - B. Determination of fine amount - daily fine of \$15/day
- VIII. 14523 Purdue - Rental Home
 - A. New tenants to occupy in August - Will be single family
 - B. Previous tenants excessive parties, parking issue, gunshots fired
- IX. Financials
 - A. Balance Sheet review - all HOA dues have been collected
 - B. P&L- budget vs. actual - currently under budget
 - C. Expecting water bill to be high to bring back dying greenbelt
 - D. Annual BBQ - Board agrees to have one this year
 - 1. RW to call RL to host
 - E. Community Dumpster
 - 1. Will hold off on this until more residents request
- X. Cracks on Oberlin - City responsibility
 - A. RW to contact City to ask about crack and bumps in front of 14689 Navarro
- XI. Homes Sold or for Sale
 - A. 4245 Dawson - for sale currently
 - B. 14759 Eagle - sold for \$1,095,000
- XII. Parker and Quincy Apartment Complex with Parking Structure Proposal
 - A. Aug. 6 city council meeting to voice opposition
 - B. RW will send Board members more info on council meeting
- XIII. Trees
 - A. Dead trees in greenbelt and on monument sign off of Eagle
- XIV. ADJOURNMENT - Meeting Adjourned around 9pm

[R.L. and K.L. left meeting early.]